



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2505761  
**Applicant Name :** Doug Hannam for Greatwood Homes, LLC  
**Address of Proposal:** 10745 19<sup>th</sup> Avenue Northeast

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are as follows: Parcel A) 7,494.3 square feet and Parcel B) 7,494.3. Existing structures are to be demolished.

The following approval is required:

**Short Subdivision** - To subdivide one existing parcel into two parcels.  
(Seattle Municipal Code Chapter 23.24)

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading or demolition, or  
involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site & Area Description**

The 14,988.6-square foot site is located mid-block between Northeast Northgate Way and Northeast 107<sup>th</sup> Street, along 19<sup>th</sup> Avenue Northeast. The site has approximately 75 feet of street frontage along 19<sup>th</sup> Avenue NE, which has a 60-foot right-of-way with paved roadways

approximately 25 feet wide. This street does not have curb, gutter, or sidewalk along the site frontage.

The site is zoned Residential, Single-Family 7,200 (SF 7200). The site is developed with a single-family residence and accessory structure (greenhouse), which will be demolished under separate permit.

The subject site slopes is relatively flat and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north, south, east, and west are also zoned SF 7200. Development in the area consists primarily of single-family residences of varying age and architectural styles.

### Proposal

The applicant proposes to subdivide one parcel of land into two lots. Proposed parcel sizes are as follows: Parcel A) 7494.3 square feet and Parcel B) 7,494.3 square feet. The existing structures are to be demolished under separate permit. No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

### Public Comment

One written comment was received during the public comment period, which ended on August 24, 2005. In that comment letter, a neighbor expressed concerns about drainage from the subject site.

## **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

### *1. Conformance to the applicable Land Use Code provisions;*

The subject property's zone (SF 7,200) is intended for single-family residential uses with a minimum lot size of 7,200 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 7,200 zoning district. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Both parcels maintain street frontage providing direct vehicular access to 19th Avenue Northeast. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access with the following conditions:

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code is authorized to increase the dimension of 150 feet where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gate in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet. Access roads serving not more than two Group R-3 or U occupancies shall have an unobstructed width of not less than 12 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.

All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light may require an easement to provide for electrical facilities and service to the proposed lots.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2005-1180 was issued on August 4, 2005.

The existing house (to be demolished) is connected by an existing single sidesewer to an 8-inch public sanitary sewer (PSS) located in 19<sup>th</sup> Ave. NE. As part of the City's informal drainage, there is an intermittent ditch and culvert network on the near side of 19<sup>th</sup> Ave. NE. This area is within the Thornton Creek drainage basin. Stormwater detention, with controlled release to the ditch and culvert, is likely to be required for construction in excess of 2,000 sq. ft. developmental coverage. Plan review requirements will be made at the time of the building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5,000 sq. ft. new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and SMC 22.802.020, may be required.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

6. *Is designed to maximize the retention of existing trees;*

The subject site contains several large trees, in particular conifers, (including Douglas Firs, Western Red Cedars, and Spruce trees), and a few willow trees. The survey indicates most of the large (14 to 24 inch diameter) conifers are located along the northern property line of proposed Parcel A, in the required side and rear yard. Another large Spruce and Western Red Cedar are located along the southern property line of Proposed Parcel B, in the required side and rear yards. A few smaller Willow trees, an Alder, and a large (30 inch diameter) Douglas Fir tree are located within the principal building areas of the proposed parcels. As configured, the proposed plat is designed to retain the maximum number of existing trees. It may be possible to retain the 30-inch Douglas Fir, depending on the design and location of the proposed house on Parcel A.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

## **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED.**

**CONDITIONS - SHORT SUBDIVISION**

The owner(s) and/or responsible party(s) shall:

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. Any easements required by Seattle City Light must be shown on the place of the plat.
3. Submit the final recording forms for approval and remit any applicable fees.
4. Add all conditions of approval to the face of the plat.

Prior to Issuance of Any Building Permits

5. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Prior to the Individual Transfer or Sale of Lots or Issuance of a Building Permit for Parcel A and Parcel B

6. Existing structures must be legally removed prior to sale or transfer of ownership.

Signature: \_\_\_\_\_ (signature on file) Date: October 13, 2005

Molly Hurley  
Senior Land Use Planner

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